



**Board of Commissioners of Cook County  
Report of the Zoning and Building Committee**

*Wednesday, March 12, 2014*

*10:00 AM*

*Cook County Building, Board Room, Room 569  
118 North Clark Street, Chicago, Illinois*

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**PUBLIC TESTIMONY**

1. Peter Paraskis, Concerned Citizens
2. Chris Slattery, Director of Planning and Development, Forest Preserve District
3. George Blakemore, Concerned Citizen

**SPECIAL USE/UNIQUE USE**

**14-1699**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** SU 13-06; Special Use Permit in a P-1 Public Land District

**Township:** Palos

**County District:** 17

**Property Address:** 9600 Wolf Road, Willow Springs, Illinois.

**Property Description:** The Subject Property is located off of Wolf Road South of 95th Street in Willow Springs

**Owner:** Forest Preserve District of Cook County

**Applicant:** Christine Slattery, Director of Development & Planning, Forest Preserve District of Cook County

**Current Zoning:** P-1 Public Land District

**Intended use:** Applicant seeks a Special Use Permit in a P-1 Public Land District to develop a new campground, Bullfrog Lake Campground. Bullfrog Lake Campground is to serve families and youth groups in unincorporated Palos Township.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/13/ 2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**14-1700**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** SU 13-10, Special Use Permit in a P-1 Public Land District

**Township:** Palatine

**County District:** 14

**Property Address:** 1801 North Quentin Road, Barrington, Illinois

**Property Description:** Camp Reinberg is located in Deer Grove Forest Preserve on Quentin Road between Lake Cook and Dundee Roads.

**Owner:** Forest Preserve District of Cook County

**Applicant:** Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

**Current Zoning:** P-1 Public Land District

**Intended use:** Applicant seeks a Special Use Permit in a P-1 Public Land District to improve the campground facilities at Camp Reinberg. Camp Reinberg is to serve families and youth in unincorporated Palatine Township.

**Recommendation:** ZBA Recommendation that the application be granted as amended.

**Conditions:** The Amendment constitutes the proposed new toilet/shower building is no longer attached to the dining hall but would be a separate detached building near the dining hall (new configuration is attached in the Final Findings).

**Objectors:** None

**History:**

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Daley, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**14-1705**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** SU 13-08; Special Use Permit in a P-1 Public Land District

**Township:** Thornton

**County District:** 4

**Property Address:** 1000 Torrance Avenue, Calumet City, Illinois

**Property Description:** The subject property is located off of Torrence Av. between 159th Street and Michigan City Road in South Holland, Illinois.

**Owner:** Forest Preserve District of Cook County

**Applicant:** Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

**Current Zoning:** P-1 Public Land District

**Intended use:** Applicant seeks the construction of a new camp site Camp Shabbona. Camp Shabbona is to serve families and youth groups

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Sims, seconded by Commissioner Steele, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (14)

**Absent:** Commissioners Collins and Reyes (2)

**14-1706**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** SU 13-09; Special Use Permit in a P-1 Public Land District

**Township:** Wheeling

**County District:** 14

**Property Address:** 218 Portwine Road, Northbrook, Illinois.

**Property Description:** The Campground is located off of Portwine Road between Lake Cook and Dundee Roads.

**Owner:** Forest Preserve District of Cook County

**Applicant:** Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County,

**Current Zoning:** P-1 Public Land District

**Intended use:** Applicant seeks to develop and improve the campground facilities, Camp Dan Beard. Camp Dan Beard is to serve families and youth groups

**Recommendation:** ZBA Recommendation that the application be granted as amended.

**Conditions:** The Amendments are as follows:

Phase One plans include building one (1) two-bedroom cabins, five (5) primitive cabins and two (2) group camp sites accommodating 200 people. A toilet shower building and a picnic shelter structure are also planned for Phase One.

Phase Two includes four (4) additional primitive cabins (+2 future unfunded) and twenty-one (21) drive-in or walk-in tent sites, eight (8) will have electricity, one (1) new toilet shower building and small family picnic shelters up to 3 people.

**Objectors:** None

**History:**

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

### **VARIATIONS**

**14-1807**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

#### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V 14-05; Variation to change height and dimension of sign

**Township:** Northfield

**County District:** 14

**Property Address:** 3001 Sanders Road, Northbrook, Illinois

**Property Description:** The Subject Property consists of approximately ~~15~~ 21.93 acres, located on the East side of Sanders Road approximately 5600 feet South of Willow Road

**Owner:** Modern Signs, Inc. - Ernie DiFiore

**Applicant:** Allstate Insurance - Jeanne Kersten

**Current Zoning:** C-7 Office/Research Park District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, in an in the C-7 Office/Research Park District to increase the height of a monument sign (North sign) from maximum allowed 20 feet to 25 feet and increase the area of sign face from maximum allowed 200 square feet to 525 square feet.

**Recommendation:** ZBA Recommendation that the application be granted as amended.

**Conditions:** None

**Objectors:** None

#### **History:**

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V 14-04; Variation Permit in C-7

**Township:** Northfield

**County District:** 14

**Property Address:** 3001 Sanders Road, Northbrook, Illinois.

**Property Description:** The Subject Property consists of approximately ~~32~~ 41.68 acres, located on the East side of Sanders Road approximately 5600 feet South of Willow Road

**Owner:** Modern Signs, Inc. - Ernie DiFiore

**Applicant:** Allstate Insurance - Jeanne Kersten

**Current Zoning:** C-7 Office/Research Park District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, to increase the height of a monument sign (South sign) from maximum allowed 20 feet to 25 feet and increase the area of sign face from maximum allowed 200 square feet to 525 square feet

**Recommendation:** ZBA Recommendation that the application be granted as amended

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**14-1809**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V 14-03; Variation to reduce set back

**Township:** Lyons

**County District:** 16

**Property Address:** 5413 South Edgewood, La Grange Highlands, Illinois.

**Property Description:** The Subject Property consists of approximately .5 acres, located on the East side of Edgewood Avenue approximately 411.56 feet North of 55th Street

**Owner:** Matthew and Jessica Pfennig

**Applicant:** Alan Moskiewicz

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, in an R-4 Single Family Residence District to reduce the left interior side yard setback from the minimum required 15 feet to a proposed 11 feet, Variance is sought in order to construct a proposed detached garage

**Recommendation:** ZBA Recommendation that the application be granted

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Steele, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**MAP AMENDMENT**

**14-0061**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** MA 13-02; Map Amendment for the Subject Property from R-7 General Residence District to C-2 Restricted Office District

**Township:** Palos

**County District:** 17

**Property Address:** 13011 S. 104th Ave., Palos Park, Illinois

**Property Description:** The Subject Property location is the Northeast corner of 131st Street and 104th Avenue Palos Park, Illinois

**Owner:** Peace Properties, LLC

**Applicant:** George Maurides

**Current Zoning:** R-7 General Residence District

**Intended use:** Applicant seeks a Map Amendment to rezone the Subject Property from R-7 General Residence District to C-2 Restricted Office District. Map Amendment is sought in order to bring existing uses into compliance.

**Recommendation:** Recommendation of Approval as Amended.

**Conditions:** And request that the Planned Urban Development be amended accordingly.

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Steele, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

**Absent:** Commissioners Collins and Reyes (2)

**The Zoning and Building Committee was recessed to the call of the Chair.**



The meeting was reconvened by the call of the Chair.

14-1701

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** SU 13-07; Special Use in a P-1 Public Land District

**Township:** Bremen

**County District:** 6

**Property Address:** The commonly known address is 14500 Oak Park Avenue, Oak Forest, Illinois

**Property Description:** The subject property is located off of Oak Park Avenue between 143rd street and 147th street in Oak Forest.

**Owner:** Forest Preserve District of Cook County

**Applicant:** Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

**Current Zoning:** P-1 Public Land District

**Intended use:** Applicant seeks to expand the use of the existing campsite at Camp Sullivan. Camp Sullivan is to serve families and youth groups in unincorporated Bremen Township.

**Recommendation:** ZBA Recommendation that the application be granted as amended.

**Conditions:** The amendment constitutes the proposed ~~new toilet/shower building is no longer attached to the dining hall but would be a separate detached building near the dining hall (new configuration is attached in the Final Findings—revised site plan which reduces the density, prohibits Recreational Vehicles (RV's), and adds additional landscape screening.~~

**Objectors:** None

**History:**

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that the Zoning Board of Appeals Recommendation be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (14)

**Present:** Vice Chairman Murphy (1)

**Absent:** Commissioners Collins and Reyes (2)

## ADJOURNMENT

A motion was made by Commissioner Butler, seconded by Commissioner Daley, that the Zoning and Building Committee be adjourned. The motion carried by the following vote:

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

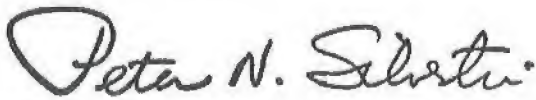
**Absent:** Commissioners Collins and Reyes (2)

## SECTION 2


### YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:

File Id Number 14-1699	Recommended for Approval
File Id Number 14-1700	Recommended for Approval
File Id Number 14-1701	Recommended for Approval as Amended
File Id Number 14-1705	Recommended for Approval
File Id Number 14-1706	Recommended for Approval
File Id Number 14-1807	Recommended for Approval
File Id Number 14-1808	Recommended for Approval
File Id Number 14-1809	Recommended for Approval
File Id Number 14-0061	Recommended for Approval

Respectfully submitted,



Chairman

  
Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/> fully submitted,